



16 Waterfoot Road, Newton Mearns

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Situation

Newton Mearns is recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants.

A hugely popular suburb, Newton Mearns is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Southern Orbital Motorways which also provide 30 minute journey times to both Glasgow and Prestwick International Airports. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast.

Local sports and recreational facilities include Parklands Country Club, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. Waterfoot Road is conveniently located for access to the new Mearnskirk Coop, The Avenue Shopping Centre, Waitrose at Greenlaw Village Retail Park, Broomburn Park and local shops at the Broom.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, including Kirkhill, St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools.











Description

A beautifully presented and spacious detached villa located within this popular residential pocket of Newton Mearns.

This detached family home has been well maintained by the current owners, affording well appointed and flexible accommodation, well designed for family living.

The accommodation comprises:

Ground Floor: Entrance vestibule with a guest WC. Welcoming and bright spacious reception hallway with staircase and glass balustrade to upper floor. Generous sitting room/dining room affording access to the conservatory. Family room, previously the single integral garage. Well appointed breakfasting kitchen, equipped with a full complement of floor and wall mounted cabinets and complementary worktops. French doors from the kitchen, open to the garden.

First Floor: Upper landing providing access to all four well proportioned bedrooms. The principal bedroom has a separate dressing area, leading to a stunning and re-fitted ensuite bathroom with a separate shower enclosure. Three further bedrooms with wardrobe space. House bathroom.

The property is further complemented by gas central heating and double glazing. Well kept garden grounds to the side and rear. There is a driveway to the front, offering parking for multiple vehicles. Large attic providing additional storage space.













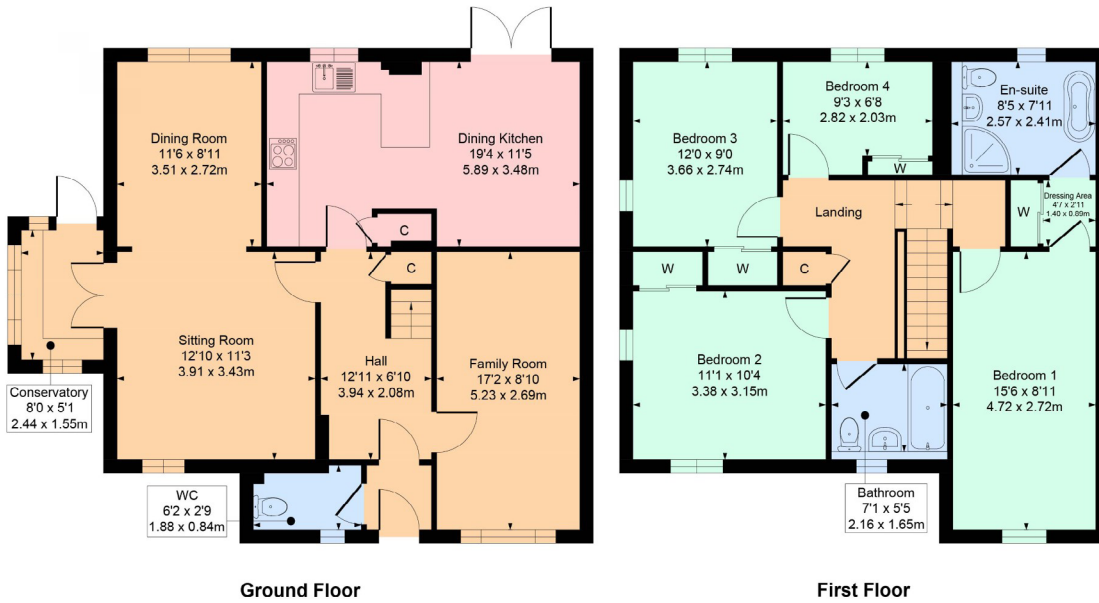
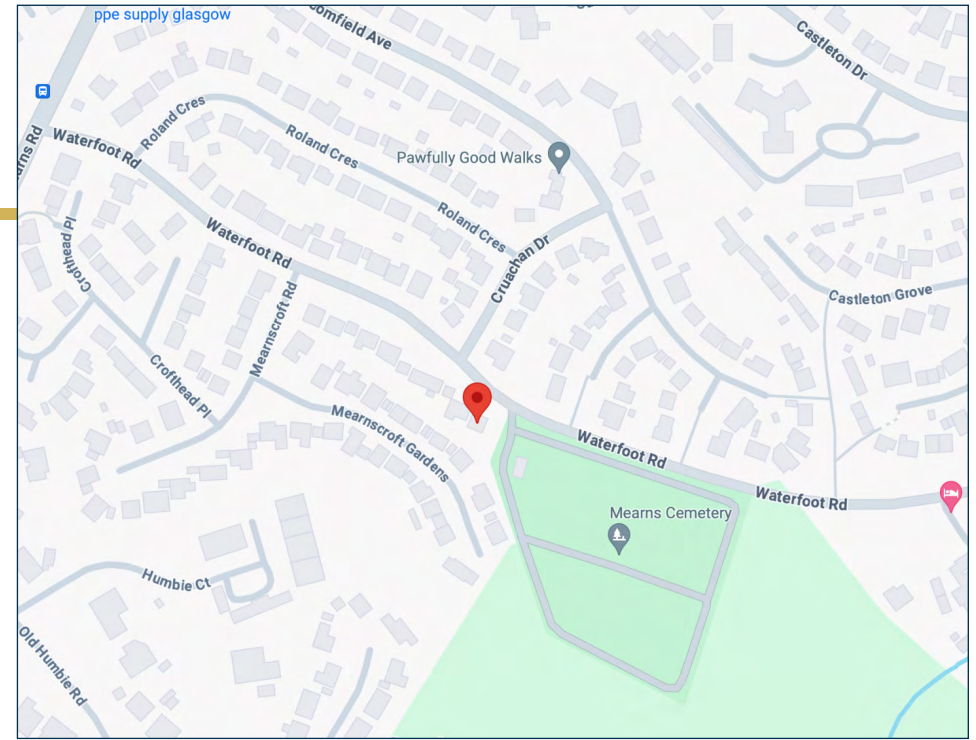


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Approximate gross internal area 1574 sq ft - 146.22 sq m



Viewing

By appointment through

Nicol Estate Agents

46 Ayr Road

Newton Mearns, Glasgow G46 6SA

Telephone 0141 616 3960

mail@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council

Council Tax Band: F

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band C

Services

The property will be supplied by mains water, electricity, gas and drainage. Gas central heating.

Local Authority

East Renfrewshire Council

Eastwood Park

Rouken Glen Road

Giffnock G46 6UG

Tel: (0141) 577 3000

Property Reference 3189

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

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